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THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON

BY-LAW 96-132

being a by-law to designate the property known for municipal purposes as 27 Beech Avenue, Bowmanville, as a property of historic or architectural value or interest under the Ontario Heritage Act.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, c.0.18 authorizes the council of a municipality to enact by-laws to designate properties to be of historic or architectural value or interest for the purposes of the Act;

WHEREAS the Council of The Corporation of the Municipality of Clarington has caused to be served upon the owner of the property known for municipal purposes as 27 Beech Avenue, Bowmanville, and upon the Ontario Heritage Foundation, Notice of Intention to Designate the aforesaid real property and has caused such notice of intention to be published in the Newcastle Independent and the Canadian Statesman, newspapers having general circulation in the area of the designation, on June 8 and 12, 1996;

WHEREAS the reasons for the designation of the aforesaid property under the Ontario Heritage Act are contained in Schedule "B" hereto;

WHEREAS the Local Architectural Conservation Advisory Committee of the Municipality of Clarington has recommended that the property known for municipal purposes as 27 Beech Avenue, Bowmanville, be designated as a property of historic or architectural value or interest pursuant to the Ontario Heritage Act;

WHEREAS no notice of objection to the proposed designation was served upon the Clerk within the period prescribed therefore by the Ontario Heritage Act.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON HEREBY ENACTS AS FOLLOWS:


1. The property known for municipal purposes as 27 Beech Avenue, Bowmanville, more particularly described in Schedule "A" which is attached to and forms part of this by-law, is hereby designated as a property which has historic or architectural value or interest under Section 29 of the Ontario Heritage Act R.S.O. 1990, c.0.18.
2. The reasons for designation of the property described in Schedule "A" hereto are set out in Schedule "B" which is attached to and forms part of this by-law.
3. The Solicitor for the Municipality of Clarington is hereby authorized to cause a copy of this by-law to be registered against the title to the property described in Schedule "A" hereto.

4. The Town Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the property described in Schedule "A" hereto and on the Ontario Heritage Foundation. The Clerk is also authorized to cause notice of the passing of this by-law to be published in the Newcastle Independent and the Canadian Statesman, newspapers having general circulation in the area of the designation.

By-law read a first and second time this 8th day of July 1996

By-law read a third time and finally passed this 8th day of July 1996


MAYOR


CLERK

SCHEDULE "A"

TO BY-LAW #96-132

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Bowmanville, County of Durham, now Municipality of Clarington, Regional Municipality of Durham, and being composed of the Northerly 27.34 feet of even width throughout Town Lot Five (5), all of Town Lot Six (6), and the Southerly 0.66 feet of Town Lot Seven (7) all in Block 35 according to a Plan made by William Murdoch, P.L.S., for John McClung now known as Plan H-50079 and registered on April 9, 1877, said parcel or tract being more particularly described as follows;

COMMENCING at an iron bar planted in the Easterly limit of Beech Avenue distant southerly therein two hundred and seventy-one and twenty-six one hundredths feet (271.26') from the North-westerly angle of said Block 35;

THENCE Easterly parallel to the Northerly limit of said Block 35 a distance of one hundred and thirty-two feet (132') to an iron bar;

THENCE Southerly parallel to the Easterly limit of Beech Avenue a distance of ninety-four feet (94') to an iron bar;

THENCE Westerly parallel to the Northerly limit of said Block 35 a distance of one hundred and thirty-two feet (132') to an iron bar planted in the Easterly limit of Beech Avenue;

THENCE Northerly along the Easterly limit of Beech Avenue, being the Westerly limit of said Block 35, a distance of ninety-four feet (94') to the POINT OF COMMENCEMENT.

The herein described lands are shown outlined in red on a Plan of Survey made by M.D. Brown, dated March 17th, 1970 and attached to Instrument No. 106516.

Schedule "B" to
By-law 96-132

This vernacular Italianate house was built in 1878 for William Forsyth Allen, a former mayor of Bowmanville in the 1890s. Constructed with a projecting central bay, the structure boasts a wide front verandah and original slate roof. During the 1950s it was divided into two dwelling units. Fortunately, the conversion did not destroy the original interior features and the home has since been converted back to a single detached use. It is designated for its historical significance and the following architectural features:

Exterior:

- The original brick façade
- The slate roof

Interior:

- The original hardwood and pine floors
- The central staircase with its newel post, bannister and railings
- The plaster crown mouldings and medallions on the first storey
- The matching marble fireplace in the living and dining rooms
- The original wooden doors and trim, and window trims through-out